

127.A

Map

0005

Block

0006.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 550,900 /

USE VALUE: 550,900 /

ASSESSed: 550,900 /

Total Card /

550,900

Total Parcel

550,900

550,900

550,900

550,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	KLEINMAN STEVEN P				
Owner 2:					
Owner 3:					
Street 1:	6 GREAT ACRES DR				
Street 2:					
Twn/City:	HANOVER				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02339	Type:			

PREVIOUS OWNER

Owner 1:	KLEINMAN, STEVEN P -		
Owner 2:	-		
Street 1:	29 HIGHLAND AVE UNIT B		
Twn/City:	Arlington		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 2283 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7162																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	550,900			550,900
Total Card	0.000	550,900			550,900
Total Parcel	0.000	550,900			550,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	241.31	/Parcel:	241.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	542,300	0	.		542,300	542,300	Year End Roll	12/18/2019
2019	102	FV	501,500	0	.		501,500	501,500	Year End Roll	1/3/2019
2018	102	FV	441,800	0	.		441,800	441,800	Year End Roll	12/20/2017
2017	102	FV	401,500	0	.		401,500	401,500	Year End Roll	1/3/2017
2016	102	FV	401,500	0	.		401,500	401,500	Year End	1/4/2016
2015	102	FV	369,900	0	.		369,900	369,900	Year End Roll	12/11/2014
2014	102	FV	352,300	0	.		352,300	352,300	Year End Roll	12/16/2013
2013	102	FV	350,600	0	.		350,600	350,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GHARIB MOHSEN	U66-164		10/19/1999		222,500	No	No	4	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2012	734	Redo Kit	12,638					

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2019	Mail Update	JO	Jenny O
8/16/2018	Measured	DGM	D Mann
7/19/2012	Info Fm Prmt	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv			
Sty Ht:	2 - 2 Story			
(Liv) Units:	1	Total:	1	
Foundation:	3 - BrickorStone			
Frame:	1 - Wood			
Prime Wall:	3 - Aluminum			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	WHITE			
View / Desir:	N - NONE			

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1927	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 7		BRs: 2		Baths: 1		HB						

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.
Functional:		
Economic:		
Special:		
Override:		
	Total:	31

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.10992110
Const Adj.:	0.98990101
Adj \$ / SQ:	324.120
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	798466
Depreciation:	247524
Depreciated Total:	550942

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	324.12	
Special Features:	0	Val/Su Net:	241.31	
Final Total:	550900	Val/Su SzAd	241.31	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 127.A-0005-0006.0

[illegible][illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	Second Floor	2,283	324.120	739,960	
Net Sketched Area:		2,283	Total:	739,960	
Size Ad	2283	Gross Are	2283	FinArea	2283

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

